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1. DESCRIPTION OF WORK

The building is an early 19th century grade 2 listed building of two storeys plus attic space, basement, and lean-to addition to the rear The building use is principally a Youth Centre on the Ground Floor, but will have other users on the First Floor.

The work comprises removal of asbestos containing materials, installation of a lift, and general refurbishment including associated electrical and mechanical works.

As part of the refurbishment , the low pitch asbestos cement roof to the rear Store lean-to is to be removed and replaced with a flat roof. This roof is continuous with roofs to the adjacent private property, and it is understood that the owner of the adjacent property would wish to liaise with the contractor to agree a **separate private contract** to replace his roof at the same time as the Youth Centre Store roof.

The tender requires the contractor to act as main contractor and to employ, supervise, and programme all sub-contractors.

Asbestos removal to be carried out by a specialist contractor employed by the main contractor

The whole of the installation of electrical services to be carried out by a specialist Electrical Sub-Contractor employed by the main Contractor.
Without prejudice and for your assistance a small selection of Electrical Contractors is as follows:-

G&T Electrical tel. 01392 444641
QES Electrical tel 07887 897843
Fords tel 01395 571025
Bagwells Ltd 01395 577194

The employment of the Electrical Sub-Contractor by the main Contractor will not be as a nominated Sub-Contractor. For further information contact Mr David Goodes tel 01392 351008.

Provision of a vertical platform lift to be carried out by a specialist Lift Sub-Contractor employed by the main Contractor.

Without prejudice, suitable contractors who may be able to assist are:-

Platform Lift Solutions tel 01429 426222
Terry Group tel 01565 650376
Bay Lift Services Ltd tel 01769 573249

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The employment of the Lift Sub-Contractor by the main Contractor will not be as a nominated Sub-Contractor.

The contractor to note that in view of the Listed Building status, all works are to be carried out in such a way that original materials and features are preserved and enhanced wherever possible.

2. THE SITE

Axminster Youth Centre (also known as ‘’The Pippins’’) is situated on Lyme Road, Axminster, Devon, EX13 5AZ.

Contractor’s access into the site will be via the main entrance gates, with site accommodation being located in the car park.

3. LOCATION OF SERVICES AND DRAINS

Mains gas, electricity and water are provided as underground services to the site. BT services into the building are overhead from a telegraph pole adjacent to the garage.

3.1 The contractor is to check, locate and mark accurately the positions of all services, and in particular the foul water drains, affected by the works

4. PREPARATORY WORKS BY OTHERS

The building will be vacated for the period of the works and the building users will remove loose furniture and equipment prior to commencement.

The contractor to note that it will not be possible to remove the pool table from the Main Hall, and the contractor to allow for this item to be sealed airtight and protected during asbestos removal and building works.

5. PREPARATORY WORKS BY CONTRACTOR

5.1.Allow for disconnection and making safe of all electrical and mechanical fittings as detailed in the electrical and mechanical specifications, to enable the removal of asbestos containing materials and carrying out subsequent works.

5.2. Allow for removal of all other fixtures and fittings necessary to allow the removal of asbestos containing materials and carrying out subsequent works. To include removing and clearing from site all redundant sanitary fittings.

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5.3. Allow for setting aside, re-connection, and re- fixing of all fixtures and fittings which were removed for re-use.

5.4. Allow for removal of all skirting boards, architraves, cornices, and trim necessary to allow the removal of asbestos containing materials and carrying out subsequent works. Include for setting aside all original skirtings, architraves, and cornices for re-fitting.

6. ASBESTOS REMOVAL

All asbestos removal to be carried out by a specialist contractor licensed to work with asbestos materials in accordance with current Asbestos Licensing Regulations.

The removal to be carried out in full compliance with the Asbestos Licensing Regulations, the Control of Asbestos at work Regulations, the Management Health & Safety at Work regulations, and all other relevant Regulations and codes

6.1. Refer to the Type 3 Asbestos Survey report from TTI ENVIRONMENTAL and remove & dispose of, or encapsulate, asbestos containing materials in full compliance with the recommendations, definitions and room numbers of the report as follows:-

BASEMENT

LG 0003ST – remove & dispose of debris beneath old staircase

LG 0004BH & Lobby – encapsulate sound ceiling lining panels

GROUND FLOOR

(room descriptions refer to existing use)

GD 0014OF – Front Office remove & dispose of wall lining panels

GD 0002EF & GD 0012D – Staircase remove & dispose of cladding panels

GD 003DP – Main Hall remove & dispose of wall lining panels

GD 0005 – Disabled WC Lobby remove & dispose of wall lining panels

GD 0008 – Meeting Room remove & dispose of wall lining panels

GD 0013BT – WC remove & dispose of wc seat and cistern

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External – Rear Store remove & dispose of corrugated roof sheets and gutter. Allow for temporary tarpaulin sheeting and supports to protect room below. FIRST FLOOR (room descriptions refer to existing use) Rm. 010002 – Large Office remove & dispose of wall lining panels Rm. 010003 – Small Office remove & dispose of wall lining panels Rm. 010004CR – Music Room remove & dispose of wall lining panels Rm. 010005CR – Social Area remove & dispose of wall lining panels Rm. 010006LT – Lounge / Store remove & dispose of wall lining panels Area 010007CD – Doors to Lounge / Store, and Kitchen remove & dispose of complete doors Area 010007CD – Stair Landing remove & dispose of wall lining panels External –Stair Landing fire escape door remove & dispose of panel to RHS of fire escape door ATTIC Rm. 010005CR – above Social Room remove & dispose of debris **Report immediately to the CA any other suspected asbestos based materials discovered during the works. Agree with the CA methods for safe removal.** **7. TAKING DOWN / DEMOLITION** **7.1** All unwanted material to be cleared from site and taken to an approved disposal site. **7.2.** Allow for disconnection and removal of all electrical and mechanical fittings, as detailed in the electrical and mechanical specifications, necessary to enable the demolition works.. **7.3.** Take down partition walls to existing Disabled toilet, Ladies toilet (GF5), and disused basement stair to allow for new Toilets.		

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7.4. Take down partition wall between existing lobby and rear Store (GF 9)		
7.5. Take down partition and door to cubicle at rear of existing Male Toilet (GF13)		
7.6. Take down existing plaster and lathe / board ceiling to Male Toilet (GF 13)		
7.7. Needle and prop the side wall supporting the Male Toilet (GF 13) roof structure , and take down walls and flat roof enclosing the disused Outside Toilet. (New supporting pier and lintel to be as described in clauses below) . **The contractor is investigate the construction of the wall to be propped and to provide a method statement to show how the operation will be carried out safely**		
7.8. Take down remaining small area of flat roof above Corridor (GF12) between main building and Outside Toilet. Allow for temporary tarpaulin sheeting and supports where roofs removed.		
7.9. Take down plasterboard ceiling and insulation to Rear Store (GF 9)		
7.10. Take down board and batten ceiling to Chill Out / Activity Room (GF8)		
7.11. Needle and prop existing wall and take down wall below to form opening for door D14 to ground floor new Music room (GF 14). (new lintel and making good to be as described in clauses below)		
7.12. Needle and prop existing wall and take down wall below to form opening for access to platform lift at ground floor Entrance Hall (GF 2)		
7.13. Take down existing partition walls to first floor Offices (FF2 & FF3)		
8. EXCAVATION		
All unwanted material to be cleared from site and taken to an approved disposal site.		
8.1. Take up existing floors to Male Toilet (GF 13)and Outside Toilet, and excavate to allow for new floor described below.		
8.2. Excavate for footings to cavity wall to rear of new Male Toilet (GF 13) where existing Outside Toilet wall has been taken down. Footings to be at min 1000mm depth below GL, or to L.A. building Inspector requirement.		
8.3. Excavate for new blockwork pier at entrance door D13 to Male Toilet (GF 13)		

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8.4 Excavate for trench fill footing where Chill Out / Activity room external door opening to be blocked up.

8.5 Excavate for concrete base to new lift enclosure. **The contractor to note that the lift base is close to the existing basement side wall and is to take precautions to ensure the existing structure is not damaged.**

9. FOUNDATIONS

9.1. Lay trench fill foundation to new cavity wall to rear of Male Toilet comprising 600mm wide trench fill GEN3, ST4 mix concrete.

9.2. Lay 750 x 750 x 150mm deep mm concrete pad footing to for new blockwork pier at entrance door D13 to Male Toilet (GF 13)

9.3 Lay trench fill foundation to new cavity wall to Chill Out / Activity room external door opening, comprising 600mm wide trench fill GEN3, ST4 mix concrete.

10. EXTERNAL WALLS

MALE TOILET GF13

10.1. Construct external cavity wall to rear of Male Toilet to comprise two leaves of 150mm Celcon Standard insulating block. Cavity to be 100mm with 50 mm CELOTEX CW 4000 cavity insulation.

External leaf to be rendered with 3 coat render using coarse sand and lime in 1part lime to 3 parts sand mix. Float finish to match existing render.

Internal leaf to be rendered with 3 coat render using coarse sand and lime in 1part lime to 3 parts sand mix. Float finished smooth.

Form 600mm wide x 750mm high window opening with cill height 1500mm above floor level. Window opening to have proprietary insulated cavity closers at reveals, combining vertical dpc with thermal insulation. Catnic CG90/100 lintel with min 150mm end bearing.

Wall ties to be stainless steel from ANCON BUILDING PRODUCTS at 900mm spacing horizontally, and 450mm vertically, doubled at opening. At abutments with existing walls, wall starters to be stainless steel connectors from ANCON BUILDING PRODUCTS

Build in prestressed concrete lintels where drain passes through walls

Dpcs to be PERMABIT from RUBEROID BUILDING PRODUCTS LTD with floor dpm lapped underneath.

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10.2. Construct 440x440mm Celcon Standard blockwork pier adjacent to entrance door. Finish pier with 3 coat render using coarse sand and lime in 1part lime to 3 parts sand mix. Float finished smooth. Dpc to be PERMABIT from RUBEROID BUILDING PRODUCTS LTD with floor dpm lapped underneath
Install 2no Catnic CG90/100 lintels with min 150mm end bearing, and build up on each leaf of the lintel with 100mm block to support the full width of the previously propped side wall above.

CHILL OUT / ACTIVITY ROOM GF8

10.3. Remove existing external door in south wall and infill opening with two leaves of 100mm Celcon Standard insulating block. Cavity to be 100mm with 50 mm CELOTEX CW 4000 cavity insulation.

External leaf to be rendered with 3 coat render using coarse sand and lime in 1part lime to 3 parts sand mix. Float finish to match existing render.

Internal leaf to be rendered with 3 coat render in 1part lime to 3 parts sand mix. Float finished smooth to match existing.

11. INTERNAL WALLS

Where asbestos wall lining panels have been removed as described above, it is assumed that the existing plaster behind the panels will be defective and or damaged. The contractor is to allow for replastering all these areas as described in the following room descriptions:-

MUSIC ROOM / CONTROL BOOTH GF14

11.1. Carefully cut around the areas where asbestos lining has been removed and hack off defective plaster. Replaster with 3 coat render using coarse sand and lime in 1part lime to 3 parts sand mix. Float finished smooth

11.2. Construct partition walls to form lift enclosure and partition with opening for door D15 to Control Booth.

Partitions to comprise 100x50mm sw studs and noggins faced with 10mm Fermacell fibre reinforced boards infilled with acoustic sound block quilt comprising acoustic barrier membrane sandwiched between 2 layers of mineral wool insulation. Fermacell boards to be sealed with Unibond and finished with skim coat plaster. Supply and fix new sw skirtings to match existing as closely as possible.

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Control Booth partition to incorporate a fixed vision panel 1500mm wide x 750mm high with cill level 1200mm above floor level. Vision panel to comprise white pvcu double glazed window with 6mm laminated glass . **11.3.** Construct inner lining to infilled door recess between Music Room and Male Toilet. Lining to comprise 100x50mm sw studs and noggins faced with 10mm Fermacell fibre reinforced boards infilled with acoustic sound block quilt. Fermacell boards to be sealed with Unibond and finished with skim coat plaster. Supply and fix new sw skirting to match existing as closely as possible. **11.4**. Make good to reveals of new door opening D14. Install 100mm prestressed concrete lintels to full width of wall with min 150mm end bearing. <u>MAIN HALL GF 3</u> **11.5.** Carefully cut around the areas where asbestos lining has been removed and hack off defective plaster. Replaster with 3 coat render using coarse sand and lime in 1part lime to 3 parts sand mix. Float finished smooth. Supply and fix new sw skirtings to match existing as closely as possible. <u>ENTRANCE HALL / CORRIDOR GF12</u> **11.6.** Where asbestos lining panels have been removed from the staircase enclosure as described above, supply and fix 10mm Fermacell fibre reinforced boards infilled with acoustic sound block quilt. Fermacell boards to be sealed with Unibond and finished with skim coat plaster. Supply and fix new sw skirtings to match existing as closely as possible. <u>FEMALE / DISABLED TOILET GF5</u> **11.7**.Where asbestos lining panels have been removed as described above, carefully cut around the areas where asbestos lining has been removed and hack off defective plaster. Replaster with 3 coat render using coarse sand and lime in 1part lime to 3 parts sand mix. Float finished smooth **11.8.** Construct partition walls to form new Disabled Toilet and entrance to Female Toilet. Include for forming new door openings for doors D7 and D8 (described below) Partitions to comprise 100x50mm sw studs and noggins faced with 10mm Fermacell fibre reinforced boards infilled with acoustic sound block quilt comprising acoustic barrier membrane sandwiched between 2 layers of mineral wool insulation. Fermacell boards to be sealed with Unibond and		

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finished with skim coat plaster. Supply and fix new sw skirtings to Corridor side to match existing as closely as possible. CHILL OUT / ACTIVITY ROOM GF8 **11.9.** Where asbestos lining panels have been removed as described above, carefully cut around the areas where asbestos lining has been removed and hack off defective plaster. Replaster with 3 coat render using coarse sand and lime in 1part lime to 3 parts sand mix. Float finished smooth. Supply and fix new sw skirtings to match existing as closely as possible. OFFICE GF9 AND LOBBY **11.10**. To west and north walls, hack off existing plaster up to 1metre height from floor level and install injection damp-proofing course. Replaster walls to 1 metre height with 3:1 sand / cement render incorporating a waterproofing / salt inhibitor additive. **11.11**. Construct new partition wall to form acoustic barrier between Office and party wall with adjoining property to the north side. Partition wall to be fixed at base and head to floor and ceiling. Wall to be positioned with 50mm cavity between new wall and existing party wall, with no physical connections to existing party wall. New partition wall to comprise 62x38mm studwork and noggins with 2 layers of 12.5mm Gyproc SoundBloc acoustic plasterboard each side, infilled with 52mm acoustic sound block quilt comprising acoustic barrier membrane sandwiched between 2 layers of mineral wool insulation. Finish with skim coat plaster to Office side. Wall to be assembled in panels with outer skin of plasterboard fixed first, before panel is moved into position, fixed and sealed at head and foot, and acoustic insulation and inner skin added. **11.12**. Construct lining to eastern party wall and southern return wall with 50x50 mm preservative treated timber battens screw fixed to wall, faced with 12.5mm Gyproc SoundBloc acoustic plasterboard, infilled with 52mm acoustic sound block quilt. Finish with skim coat plaster. **11.13.** Construct new partition wall between Office and Lobby and to form cupboard enclosure in Lobby. Partition wall to comprise 62x38mm studwork and noggins with 2 layers of 12.5mm Gyproc SoundBloc acoustic plasterboard each side, infilled with 52mm acoustic sound block quilt comprising acoustic barrier membrane sandwiched between 2 layers of mineral wool insulation. Finish with skim coat plaster.		

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11.14. Supply and fix sw skirtings to new and existing walls to match main building as closely as possible. MALE TOILET GF13 **11.15**. Construct partition wall to form full height electrical cupboard and door opening. **11.16**. Construct partition wall to form full height vision screen wall adjacent to entrance door. Partitions to comprise 100x50mm sw studs and noggins faced with 10mm Fermacell fibre reinforced boards. Fermacell boards to be sealed with Unibond and finished with skim coat plaster. **11.17.** Hack off existing defective plaster up to 1metre height from floor level and install injection damp-proofing course to each wall. Replaster walls to 1 metre height with 3:1 sand / cement render incorporating a waterproofing / salt inhibitor additive. FIRST FLOOR OFFICE FF2/3 **11.18**. Where asbestos lining panels have been removed as described above, carefully cut around the areas where asbestos lining has been removed and hack off defective plaster. Replaster with 3 coat render using coarse sand and lime in 1part lime to 3 parts sand mix. Float finished smooth. Supply and fix new sw skirtings to match existing as closely as possible. **11.19**. Construct partition walls to form new Office with opening for door D16, and to enclose new platform lift. Partitions to comprise 100x50mm sw studs and noggins faced with 10mm Fermacell fibre reinforced boards infilled with acoustic sound block quilt comprising acoustic barrier membrane sandwiched between 2 layers of mineral wool insulation. Fermacell boards to be sealed with Unibond and finished with skim coat plaster. Supply and fix new sw skirtings to match existing as closely as possible. FIRST FLOOR MEETING ROOM 1 FF4 **11.20**. Where asbestos lining panels have been removed as described above, carefully cut around the areas where asbestos lining has been removed and hack off defective plaster.		

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Replaster with 3 coat render using coarse sand and lime in 1part lime to 3 parts sand mix. Float finished smooth. Supply and fix new sw skirtings to match existing as closely as possible. <u>FIRST FLOOR MEETING ROOM 2 FF5</u> **11.21**. Where asbestos lining panels have been removed as described above, carefully cut around the areas where asbestos lining has been removed and hack off defective plaster. Replaster with 3 coat render using coarse sand and lime in 1part lime to 3 parts sand mix. Float finished smooth. Supply and fix new sw skirtings to match existing as closely as possible. <u>FIRST FLOOR UNISEX TOILET / STORE FF6</u> **11.22.** Where asbestos lining panels have been removed as described above, carefully cut around the areas where asbestos lining has been removed and hack off defective plaster. Replaster with 3 coat render using coarse sand and lime in 1part lime to 3 parts sand mix. Float finished smooth **11.23**. Construct partition walls including door openings D20 & D21 to form new Unisex Toilet and Store. Partitions to comprise 100x50mm sw studs and noggins faced with 10mm Fermacell fibre reinforced boards infilled with acoustic sound block quilt comprising acoustic barrier membrane sandwiched between 2 layers of mineral wool insulation. Fermacell boards to be sealed with Unibond and finished with skim coat plaster. Supply and fix new sw skirtings to match existing as closely as possible. Supply and fix new sw skirtings to Corridor side to match existing as closely as possible. <u>FIRST FLOOR KITCHEN . YOUTH CENTRE STORE FF6/8</u> **11.24**. Where asbestos lining panels have been removed as described above, carefully cut around the areas where asbestos lining has been removed and hack off defective plaster. Replaster with 3 coat render using coarse sand and lime in 1part lime to 3 parts sand mix. Float finished smooth. **11.25**. Construct partition wall to replace existing screen between Kitchen and Youth Centre Store Partition to comprise 100x50mm sw studs and noggins faced with 10mm Fermacell fibre reinforced boards infilled with acoustic sound block quilt comprising acoustic barrier membrane sandwiched between 2 layers of mineral wool insulation. Fermacell boards to be sealed with Unibond and		

SECTION 2 – BUILDING SPECIFICATION	£	p
finished with skim coat plaster. Supply and fix new sw skirtings to match existing as closely as possible. FIRST FLOOR CORRIDOR FF7 **11.26**. Where asbestos lining panels have been removed as described above, carefully cut around the areas where asbestos lining has been removed and hack off defective plaster. Replaster with 3 coat render using coarse sand and lime in 1part lime to 3 parts sand mix. Float finished smooth. Supply and fix new sw skirtings to match existing as closely as possible. **12. ROOFS / CEILINGS** OFFICE GF 9 **12.1.** Construct new roof to Ground Floor Office as shown on drawing M101002 / WD 3. Fibreglass roof finish to be installed by roofing specialist. Roof to provide overall ‘’U’’ value of 0.18w/m2k, and to comprise:- 12.5 mm plasterboard ceiling, screw fixed, with skim coat plaster finish. 175 x 50mm SC4 timber joists with 3750mm clear span @ 400mm centres with strutting at mid-span, and fixed to 100x50mm wall plates. Sw firrings to provide fall of 1:40 12mm exterior ply sub-deck 1000g polythene vapour control layer with all joints lapped and sealed 110mm KINGSPAN THERMAROOF TR26 LPC/FM rigid foam insulation 18mm OSB3 decking mechanically fixed through insulation to joists 350 x 18mm marine ply fascia fixed to joists and 25x50 treated sw batten 140mm fibreglass fascia drip trim nailed to deck and bonded to 25x50mm treated sw drip batten fixed to fascia Fibreglass wall fillet with 150mm upstand at abutment with southern side wall. Code 4 lead flashing set min 25mm into mechanically cut chase in side wall, secured with lead wedges, and dressed down over fillet Decking board sealed with 75mm wide bonded fibreglass bandage to all joints and trim edges. Bonded fibreglass laminate layer laid to whole of roof surface. Fibreglass topcoat, max 0.5mm thick with pigmented grey colour. Rainwater goods to be black polyester powder coated deepflow aluminium gutter fixed securely to falls with all necessary brackets and connectors. Allow to supply and fix black polyester powder coated aluminium downpipe with all necessary brackets and connectors to connect to existing downpipe from main roof and discharge into new gutter.		

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MALE TOILET GF13 / CORRIDOR GF12

12.2. Construct new roof where existing flat roof to Outside Toilet and Corridor GF12 have been taken down.

New roof to be as shown on drawing M101002 / WD 3 and as follows:-

12.5 mm plasterboard ceiling, screw fixed, with skim coat plaster finish.
125 x 50mm SC4 timber joists with 900mm clear span @ 400mm centres fixed to 100x50mm wall plate at external wall, and ms joist hangers at internal lintel..
Sw firrings to provide fall of 1:40
12mm exterior ply sub-deck
1000g polythene vapour control layer with all joints lapped and sealed
110mm KINGSPAN THERMAROOF TR26 LPC/FM rigid foam insulation
18mm OSB3 decking mechanically fixed through insulation to joists
Fibreglass wall fillet with 150mm upstand at abutments with existing walls.
Code 4 lead flashing set min 25mm into mechanically cut chase in abutment walls, secured with lead wedges, and dressed down over fillet
Decking board sealed with 75mm wide bonded fibreglass bandage to all joints and trim edges.
Bonded fibreglass laminate layer laid to whole of roof surface.
Fibreglass topcoat, max 0.5mm thick with pigmented grey colour.
Fascia at gutter to be 300 x 18mm marine ply fixed to joists and 25x50 treated sw batten.140mm fibreglass fascia drip trim to be nailed to deck and bonded to 25x50mm treated sw drip batten fixed to fascia
Fascia at verge side to be 18mm marine ply fixed to joists and 25x50 treated sw batten, with fibreglass upstand edge trim
Rainwater goods to be black polyester powder coated deepflow aluminium gutter fixed securely to falls with all necessary brackets and connectors. Allow to supply and fix black polyester powder coated aluminium downpipe with all necessary brackets and connectors to connect to existing downpipe from main roof and discharge into new gutter.

New ceiling to remainder of Male Toilet to be 12.5mm plasterboard, screw fixed, with skim coat plaster finish and 1200g.polythene vapour barrier above. Plasterboard to be fixed double thickness under new lintels
Insulation to be 300mm mineral wool laid over and between ceiling joists

CHILL OUT / ACTIVITY ROOM GF8

12.3. Supply and fix new 12.5mm plasterboard ceiling, screw fixed , with skim coat plasterboard finish. Include for all necessary access platforms / towers to allow work to be carried out in full accordance with current Health & Safety Regulations.

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YOUTH CENTRE STORE

12.4 Take down defective ceiling and replace with 12.5mm plasterboard, screw fixed, with skim coat finish. Include for all necessary access platforms / towers to allow work to be carried out in full accordance with current Health & Safety Regulations.

13. FLOORS

MALE TOILET GF13

13.1. Lay floor to whole area of new Male Toilet. Floor to comprise 150mm compacted hardcore blinded with 25mm sand, 1200g polythene dpm with sealed laps, 100mm GEN4 ST4 mix concrete, 75 mm preservative treated battens with 75mm Celotex GA 3000 insulation fitted between battens, 1200g polythene vapour barrier with sealed laps laid on insulation, and 22 mm flooring grade T&G chipboard finish to be laid on vapour barrier and screw fixed to battens.

Allow for dpm and vapour barrier to be sealed around fw drains.

FEMALE TOILET GF5

13.2. Form new floor over disused basement stairway comprising 150x50mm sw trimmers and joists with 22mm timber boarding finish.

FIRST FLOOR LIFT ENCLOSURE

13.3. Carefully take up existing floorboards in First Floor Office (FF2/3) and install 2no 200x50mm SC4 joists bolted together under front and rear wall of lift enclosure. Joists to be supported from existing walls on heavy duty ms joist hangers. Prop floor and cut out existing joists within Lift void. Trim remaining side of enclosure with 2no 200x50mm SC4 joists bolted together and supported on heavy duty ms hangers.

GROUND FLOOR LIFT ENCLOSURE

13.4. Carefully take up existing floorboards in Ground Floor Music Rm (GF14).
Cut out and trim opening for lift enclosure with 2no 200x50mm SC4 joists bolted together, supported with hangers from existing joists.
Form base for lift enclosure comprising 100mm GEN4 ST4 mix concrete on 1200g polythene dpm ,on 150mm compacted hardcore blinded with sand. Base to extend under trimmed floor joists and joists to be supported on 100mm conc block dwarf walls built up from the base.

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14. WINDOWS **Window refurbishment to be carried out from interior of the building and by tower scaffold from the exterior.** **All window dimensions to be measured by the contractor on site to ensure accurate manufacture and fitting of secondary glazing units. Secondary glazing units to be as detailed on drwg M 101002 / WD3, comprising balanced vertical sliding units with spiral balancers. White polyester powder coated aluminium frames with hardwood sub-frames face fixed to existing frames. 4mm Pilkington TOUGH SHIELD toughened glass. Chubb 8k108 white surface fixing sash locks.** **14.1**. Existing Ground Floor and First Floor windows to be refurbished as follows:- **W1:-** Music Room GF14:- Sash window. Supply and fix type 1 secondary glazing unit **W2:-** Main Hall GF3:- existing fixed window. Sand down to bare wood. Take out any defective putty and replace with new. Paint white with primer, undercoat, and gloss coat **W3:-** Female Toilet GF5:- existing window with double sashes. Fit new sash cords, brass turn catches, and brass sash locks. Sand down to bare wood. Take out any defective putty and replace with new. Paint white with primer, undercoat, and gloss coat and ensure windows open fully and freely. **W4**:- Chill Out / Activity Rm GF8:- Sash window. Fit new sash cords, brass turn catch, and brass sash lock. Sand down to bare wood. Take out any defective putty and replace with new. Paint white with primer, undercoat, and gloss coat and ensure windows open fully and freely. Supply and fix type 1 secondary glazing unit. **W5:-** Office GF9:- Remove existing window and supply and fit new vertical sliding timber sash window, double glazed with 6mm laminated safety glass to fit existing opening. Include for brass turn catch and sash lock. Each sash to be plain glazing panel as shown on drwg M101002 / WD3. Paint white with primer, undercoat, and gloss coat and ensure window opens fully and freely. **W6:-** Office GF9:- Remove existing window and make good opening to same height as window W5. Supply and fit new vertical sliding timber sash window all as W5.		

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W7:- Male Toilet GF13:- Supply and install centre pivoting timber framed window to fit opening 600mm wide x 750mm high. Window to be double glazed with obscured glazing. Include for locking catch. **W8:-** First Floor Office FF2/3:- Sash window. Fit new sash cords, brass turn catch, and brass sash lock. Sand down to bare wood. Cut out any areas of rotted wood and repair with epoxy resin timber replacement system. Take out any defective putty and replace with new. Paint white with primer, undercoat, and gloss coat and ensure windows open fully and freely. Supply and fix type 1 secondary glazing unit **W9:-** First Floor Office FF2/3:- Arch top Sash window. Fit new sash cords, brass turn catch, and brass sash lock. Sand down to bare wood. Cut out any areas of rotted wood and repair with epoxy resin timber replacement system. Take out any defective putty and replace with new. Paint white with primer, undercoat, and gloss coat and ensure windows open fully and freely. Supply and fix type 3 secondary glazing unit **W10:-** First Floor Meeting Rm FF4:- Fixed window. Remove Perspex inner lining. Sand down to bare wood. Cut out any areas of rotted wood and repair with epoxy resin timber replacement system. Take out any defective putty and replace with new. Paint white with primer, undercoat, and gloss coat. Ensure window opens fully and freely. Supply and fix type 1 secondary glazing unit **W11:-** First Floor Meeting Rm FF4:- Sash window. Remove Perspex inner lining. Fit new sash cords, brass turn catch, and brass sash lock. Sand down to bare wood. Cut out any areas of rotted wood and repair with epoxy resin timber replacement system. Take out any defective putty and replace with new. Paint white with primer, undercoat, and gloss coat. Ensure window opens fully and freely. Supply and fix type 1 secondary glazing unit **W12:-** First Floor Meeting Rm 2 FF5:- Sash window. Remove Perspex inner lining. Fit new sash cords, brass turn catch, and brass sash lock. Sand down to bare wood. Cut out any areas of rotted wood and repair with epoxy resin timber replacement system. Take out any defective putty and replace with new. Paint white with primer, undercoat, and gloss coat. Ensure window opens fully and freely. Supply and fix type 2 secondary glazing unit		

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W13:- First Floor Meeting Rm 2 FF5:- Sash window. Remove Perspex inner lining. Fit new sash cords, brass turn catch, and brass sash lock. Sand down to bare wood. Cut out any areas of rotted wood and repair with epoxy resin timber replacement system. Take out any defective putty and replace with new. Paint white with primer, undercoat, and gloss coat. Ensure window opens fully and freely. Supply and fix type 1 secondary glazing unit **W14:-** First Floor Meeting Rm 2 FF5:- Casement window. Supply and fix new brass fittings. Sand down to bare wood. Cut out any areas of rotted wood and repair with epoxy resin timber replacement system. Take out any defective putty and replace with new. Paint white with primer, undercoat, and gloss coat. Ensure window opens fully and freely. **W15:-** First Floor Toilet FF6:- Arch top sash window. Remove Perspex inner lining. Fit new sash cords, brass turn catch, and brass sash lock. Sand down to bare wood. Cut out any areas of rotted wood and repair with epoxy resin timber replacement system. Take out any defective putty and replace with new. Paint white with primer, undercoat, and gloss coat. Ensure window opens fully and freely. **W16:-** First Floor Kitchen FF6:- Window with centre mullion .One side fixed, one side sash. Fit new sash cords, brass turn catch, and brass sash lock. Sand down both sides to bare wood. Cut out any areas of rotted wood and repair with epoxy resin timber replacement system. Take out any defective putty and replace with new. Paint white with primer, undercoat, and gloss coat. Ensure sash window opens fully and freely. Supply and fix type 1 secondary glazing unit **W17:-** First Floor Youth Centre Store FF8:- Sash window. Fit new sash cords, brass turn catch, and brass sash lock. Sand down to bare wood. Cut out any areas of rotted wood and repair with epoxy resin timber replacement system. Take out any defective putty and replace with new. Paint white with primer, undercoat, and gloss coat. Ensure window opens fully and freely. **W18:-** First Floor single Toilet:- small timber pivoting window. Sand down to bare wood. Cut out any areas of rotted wood and repair with epoxy resin timber replacement system. Take out any defective putty and replace with new. Paint white with primer, undercoat, and gloss coat. Ensure window opens fully and freely.		

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15. DOORS

All door opening dimensions to be measured by the contractor on site to ensure accurate manufacture and fitting.

The fire doorset manufacturer shall be a member of a third party fire door set accreditation scheme approved by UKAS:-
Doors to be factory housed for specified lock / latchcases.
Centreline of lever handles to be 1000mm above floor level.
Locks to be suited.
Hinges to be Royde and Tucker H 105 Hi Load lift off hinges with bright zink finish – one & half pairs per door factory fitted.

15.1. Supply and fit doors as follows:-

D1:-
Remove existing double doors and clear from site. Cut out frame below existing decorative toplight, and supply and install new rebated hardwood frame. Supply and install low rise wheelchair accessible threshold.

Supply and install single swing purpose made hardwood door with vision panels as shown on drwg M101002 / WD3.

Door to include powered door operator, product ref ED200 with back check, from Dorma Door Controls Ltd, Dorma Trading Park, Staffa Road, London E10 7Qx. Tel: 020 8558 8411: www.dorma-uk.co.uk

Furniture to include circular brass knob and back plate to exterior and interior. Lock and latch set to be Dorma 182 emergency escape lock. Knob handle to retract latchbolt from outside, digital keypad to retract deadbolt from outside. Knob handle to retract latchbolt and deadbolt from inside. Supply key to enable lock to be kept retracted when Youth Centre in use. Lock to also be openable from inside by remote control from Office. When fire alarm circuit is activated, door is to open automatically with release of the magnetic lock.

Digital keypad and intercom (described in Electrical specification) to be positioned at disabled access height and to allow door to open without obstruction.

Vision panels to be double glazed with 6mm laminated glass outer pane, 6mm toughened inner pane.

Include for illuminated ‘fire exit’ sign and plain finish brass letterbox.

Existing door toplight frame and glazing beads to be cleaned down to bare wood and repainted white with primer, undercoat and gloss topcoat

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D2:- Remove existing door frame and double flush doors and clear from site. Make good and modify existing opening as necessary. Supply and install double fire resisting doors and frame set to fit modified opening. Each door to be purpose made in six panel configuration to include one vision panel. Glazing to be 6mm pyroshield GWPP fire resisting safety glass Doors to be rebated with one leaf having flush bolts top and bottom with black Hewi plastic coated pull handle and black plastic coated push plate. Second leaf to have lock and latch set to include cylinder mortice lock with split followers to enable lock to be operated from inside without the use of a key. Second leaf furniture to be HEWI black plastic coated safety lever handles with circular backplate. Both leaves to have self closer to comply with Building Regulation Doc M requirements . Include for HEWI black wall fixed door stops. Paint white with undercoat, and gloss coat. Supply and fix sw architraves to match original building architraves as closely as possible. **D3:-** Existing glazed external double door and toplight to be refurbished as follows: Remove existing fire escape push bar and bolts. Remove Perspex internal screen. Sand down frames and glazing bars to doors and opening toplight to bare wood. Cut out any areas of rotted wood and repair with epoxy resin timber replacement system. Take out any defective putty and replace with new. Paint white with primer, undercoat, and gloss coat. Ensure toplight can be opened fully and freely. Fit safety film to inside of each glazing pane of doors to bring glass to full BS 6206 safety standard. Take down timber shutters to each side of door. Sand down frames and glazing bars to bare wood. Paint white with primer, undercoat, and gloss coat. Fit new brass hinges and re-hang shutters. Ensure shutters can open and close freely. **D4:-** all as D3 except retain existing fire escape push bar and bolts, and existing toplight is fixed. **D5: all as D3** **D6:-** Remove existing door and frame and clear from site. Make good and modify existing opening as necessary. Supply and fit FD30S door and frame set. Door to be purpose made in six panel configuration to include one vision panel. Glazing to be 6mm pyroshield GWPP fire resisting safety glass. Furniture		

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to be HEWI black plastic coated safety lever handles with circular backplate. Lock and latch set to include cylinder mortice lock with split followers to enable lock to be operated from inside without the use of a key. Self closer to comply with Building Regulation Doc M requirements. Paint white with primer, undercoat, and gloss coat. **D7:-** 926x1980 purpose made door and frame set in six panel configuration to fit new opening . To include Hewi 225mm high black high impact plastic kickplates, and full provision of ' Doc M ' disabled access black plastic coated lever handles, pull bar and indicator bolt with emergency access facility from outside. Include for HEWI pictogram and HEWI black wall fixed door stop. Paint white with primer, undercoat, and gloss coat **D8:-** 838x1981 doors and frame set to fit new opening, comprising Burford 6 panel FD 30S door from Howdens Joinery Co. Tel 01392 413 446. Furniture to be HEWI black plastic coated safety lever handles with circular backplate. Lock and latch set to include cylinder mortice lock. Self closer to comply with Building Regulation Doc M requirements. Include for HEWI black wall fixed door stop. Paint white with undercoat, and gloss coat **D9:-** Remove existing door and frame and clear from site. Make good and modify existing opening as necessary. Supply and install fire resisting door and frame set to fit modified opening, comprising Burford 6 panel FD 30S door from Howdens Joinery Co. Tel 01392 413 446. Furniture to be HEWI black plastic coated safety lever handles with circular backplate. Lock and latch set to include cylinder mortice lock. Include for HEWI black wall fixed door stop. Self closer to comply with Building Regulation Doc M requirements. Paint white with undercoat, and gloss coat **D10:-** Remove existing door and frame and clear from site. Make good and modify existing opening as necessary. Supply and install fire resisting door and frame set to fit modified opening, comprising Burford 6 panel FD 30S door from Howdens Joinery Co. Tel 01392 413 446. Furniture to be HEWI black plastic coated safety lever handles with circular backplate. Lock and latch set to include cylinder mortice lock with split followers to enable lock to be operated from inside without the use of a key. Include for HEWI black wall fixed door stop. Self closer to comply with Building Regulation Doc M requirements. Paint white with undercoat, and gloss coat **D 11:-** Remove existing door and frame and clear from site. Supply and fit new hardwood rebated frame and threshold.. Supply and install ply faced flush external door to fit new frame. Furniture to be HEWI black plastic coated safety lever handles with circular backplate. Lock and latch set to include cylinder mortice lock with split followers to enable lock to be operated from inside without the use of a key. Self closer to comply with		

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Building Regulation Doc M requirements. Paint white with primer, undercoat, and gloss coat **D 12:-** Remove existing frame and clear from site. Make good and modify existing opening as necessary. Supply and install fire resisting door and frame set to fit modified opening, comprising Burford 6 panel FD 30S door from Howdens Joinery Co. Tel 01392 413 446. Furniture to be HEWI black plastic coated safety lever handles with circular backplate. Lock and latch set to include cylinder mortice lock with split followers to enable lock to be operated from inside without the use of a key. Include for HEWI black wall fixed door stop. Self closer to comply with Building Regulation Doc M requirements. Paint white with undercoat, and gloss coat **D 13:-** Supply and install door and frame set to fit existing Corridor, comprising Burford 6 panel FD 30S door from Howdens Joinery Co. Tel 01392 413 446. Furniture to be HEWI black plastic coated safety lever handles with circular backplate. Lock and latch set to include cylinder mortice lock with split followers to enable lock to be operated from inside without the use of a key. Include for HEWI pictogram and HEWI black wall fixed door stop. Self closer to comply with Building Regulation Doc M requirements. Paint white with undercoat, and gloss coat **D 14:-** Supply and install 760x1980 ply faced FD30s flush door and frame set to new Electrical cupboard. Lock to be mortice deadlock. Furniture to be HEWI black plastic coated pull handle. Self closer to comply with Building Regulation Doc M requirements. Paint white with undercoat, and gloss coat **D 15:-** Supply and install 838x1981 fire resisting door and frame set to fit new opening, comprising Burford 6 panel FD 30S door from Howdens Joinery Co. Tel 01392 413 446. Furniture to be HEWI black plastic coated safety lever handles with circular backplate. Lock and latch set to include cylinder mortice lock with split followers to enable lock to be operated from inside without the use of a key. Self closer to comply with Building Regulation Doc M requirements. Paint white with undercoat, and gloss coat **D 16:-** all as D15 **D 17:-** all as D15 **D 18:-** Remove existing door and frame and clear from site. Make good and modify existing opening as necessary. Supply and install fire resisting door and frame set to fit modified opening, comprising Burford 6 panel FD 30S door from Howdens Joinery Co. Tel 01392 413 446. Furniture to be HEWI black plastic coated safety lever handles with circular backplate.		

SECTION 2 – BUILDING SPECIFICATION	£	p
Lock and latch set to include cylinder mortice lock with split followers to enable lock to be operated from inside without the use of a key. Include for HEWI black wall fixed door stop. Self closer to comply with Building Regulation Doc M requirements. Paint white with undercoat, and gloss coat **D 19:-** all as D18 **D 20:-** all as D18 **D 21:-** 926x1981 purpose made door and frame set in six panel configuration to fit new opening. To include Hewi 225mm high black high impact plastic kickplates, and full provision of ' Doc M ' black plastic coated disabled access lever handles, pull bar and indicator bolt with emergency access facility from outside. Include for both Male & Female HEWI pictograms. Include for HEWI black wall fixed door stop.Paint white with primer, undercoat, and gloss coat **D 22:-** Supply and fit 838x1981 fire resisting door and frame set to fit new opening, comprising Burford 6 panel FD 30S door from Howdens Joinery Co. Tel 01392 413 446. Lock to be mortice deadlock. Furniture to be HEWI black plastic coated pull handle. Include for HEWI black wall fixed door stop. Self closer to comply with Building Regulation Doc M requirements. Paint white with undercoat, and gloss coat. **D 23:-** Remove existing door and frame and clear from site. Make good and modify existing opening as necessary. Supply and install fire resisting door and frame set to fit modified opening, comprising Burford 6 panel FD 30S door from Howdens Joinery Co. Tel 01392 413 446. Furniture to be HEWI black plastic coated safety lever handles with circular backplate. Lock and latch set to include cylinder mortice lock with split followers to enable lock to be operated from inside without the use of a key. Include for HEWI black wall fixed door stop. Self closer to comply with Building Regulation Doc M requirements. Paint white with undercoat, and gloss coat **D 24:-** Remove existing door and frame and clear from site. Make good and modify existing opening as necessary. Supply and install fire resisting door and frame set to fit modified opening, comprising Burford 6 panel FD 30S door from Howdens Joinery Co. Tel 01392 413 446. Furniture to be HEWI black plastic coated safety lever handles with circular backplate. Lock and latch set to include cylinder mortice lock . Self closer to comply with Building Regulation Doc M requirements. Paint white with undercoat, and gloss coat **D 25:-** Remove existing door and frame and clear from site. Make good and modify existing opening as necessary. Supply and install FD30S fire resisting door and frame set to fit modified opening, comprising Burford 6 panel FD 30S door from Howdens Joinery Co. Tel 01392 413 446.		

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Furniture to be HEWI black plastic coated safety lever handles with circular backplate. Lock and latch set to include cylinder mortice lock . Self closer to comply with Building Regulation Doc M requirements. Paint white with undercoat, and gloss coat **D 26:-** Overhaul existing fire exit door and pushbar operation to ensure door operates freely. **D27:-** Remove existing door and frame and clear from site. Supply and fit FD30S ply faced flush door and frame set. Furniture to be HEWI black plastic coated safety lever handles with circular backplate. Lock and latch set to include cylinder mortice lock with split followers to enable lock to be operated from inside without the use of a key. Self closer to comply with Building Regulation Doc M requirements. Paint white with primer, undercoat, and gloss coat. **15.2** Supply and fix architraves to all new doors to match original building architraves as closely as possible. **16. SANITARY FITTINGS / DRAINAGE** **Fittings to be from Armitage Venesta Washroom systems. All waste pipes to have cleaning access at changes in direction. Above ground drainage to be all in accordance with BS EN 12056-2:2000. Mechanical ventilation to be as per mechanical engineer's specification and drawing.** DISABLED ACCESS WC **All fittings to disabled access toilet to contrast visually with background wall and floor finishes.** **16.1.** Supply and install **DOC 'M' PLUS** pack of fittings to include w.c. pan, cistern, fixed and hinged black plastic coated support rails, handbasin with lever tap and waste fittings, 2no 600mm black plastic coated grabrails, safety glass mirror, soap dispenser, paper towel dispenser, and toilet paper dispenser. 32mm waste from handbasin to connect into 100mm soil pipe waste from WC. Pan connector and 100mm soil pipe waste from WC to connect into 100mm soil pipe in Female Toilet. FEMALE TOILET GF5 **16.2**. Supply and install 3no wc cubicles in solid laminate. Cubicles and doors to be complete with all fittings including door stops. 1no cubicle to have outward opening door for ambulant disabled use. Colours to be		

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selected by client user. **16.3.** Supply and install, 3no E7543 ALTO CC close coupled wcs and cisterns, with Multi Quick pan connectors to 100mm pvcu soil pipe waste. 100mm waste to be run through external wall to connect into existing cast iron soil and vent pipe. Allow for making good external wall, and for supply and fit connector on cast iron svp. **16.4** Supply, fit and connect 3no S2508 Sandringham two taphole countertop handbasins complete with waste fitting, plug & chain, overflow and trap. Taps to be ARMITAGE SHANKS AVON21 non-concussive chrome plated self closing pillar taps. 32mm wastes with anti-syphonage traps to connect into 50mm common waste run to connector on existing soil and vent pipe. Supply and fix 1600mm length solid laminate countertop unit. Fit and seal handbasins in unit. **16.5**. Supply and fix robust toilet roll holders, and coat hooks to cubicles. Supply and fix soap dispensers and safety glass mirrors above each handbasin. Hand dryer to be as per electrical engineer's specification <u>MALE TOILET GF13</u> **16.6. Allow for testing and jetting clean existing drain connections to external inspection chamber.** **16.7**. Supply and install 2no wc cubicles in solid laminate. Cubicles and doors to be complete with all fittings including door stops. 1no cubicle to have outward opening door for ambulant disabled use. Colours to be selected by client user. **16.8**. Supply and install, 2no E7543 ALTO CC close coupled wcs and cisterns , with Multi Quick pan connectors to 100mm pvcu soil pipe waste run to stub stack with adaptor and connection to existing wc drain. **16.9.** Supply, fit and connect 3no S2508 Sandringham two taphole countertop handbasins complete with waste fitting, plug & chain, overflow and trap. Taps to be Armitage Shanks AVON21 non-concussive chrome plated self closing pillar taps. 32mm wastes with anti-syphonage traps to connect into 50mm common waste run to adaptor and connection to existing external wc drain. Supply and fix 1600mm length solid laminate countertop unit. Fit and seal handbasins in unit. **16.10**. Supply, fit and connect 2no Armitage Shanks S6118 SANURA HYGENIQ wall mounted urinals, complete with brackets, waste outlets, traps, and vitreous china divider and brackets.		

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38mm wastes to connect into 50mm common waste run to adaptor and connection to 110mm pvcu soil drain in excavated floor. Soil drain to be laid on and surrounded with 100mm pea gravel and connect into existing external inspection chamber. Allow to form opening in external wall with prestressed concrete lintels over, to full width of existing wall. Include for breaking into existing inspection chamber, making good and forming haunched channel bend connection. **16.11**. Supply and fix robust toilet roll holders and coat hooks to cubicles. Supply and fix soap dispensers and safety glass mirrors above each handbasin. Hand dryer to be as per electrical engineer's specification. Urinal cistern to be as described in mechanical specification. <u>FIRST FLOOR UNISEX TOILET</u> **16.12**. Supply and install **DOC 'M' PLUS** pack of fittings to include w.c. pan, cistern, fixed and hinged black plastic coated support rails, handbasin with lever tap and waste fittings, 2no 600mm black plastic coated grabrails, safety glass mirror, soap dispenser, paper towel dispenser, and toilet paper dispenser. Pan connector and 100mm soil pipe waste from WC to connect into existing external cast iron soil and vent pipe. Allow for making good external wall, and for supply and fit connector on cast iron svp. **16.13.** Supply, fit and connect 1no Portman 500mm two taphole wall mounted handbasin complete with fixing brackets,waste fitting, plug & chain, overflow and trap. Taps to be Armitage Shanks AVON21 non-concussive chrome plated self closing pillar taps. 32mm waste with anti-syphonage trap to connect into 100mm soil waste pipe from wc. **16.14**. Supply and install fold down baby changing unit. Baby change unit to be 890w x 505h x 140 projection Type KBHS wall hung unit with safety straps. Colour beige. Obtainable from Boyco Manufacturing Company. Tel: 0161 428 7077 <u>FIRST FLOOR CLEANERS STORE</u> **16.15**. Disconnect and seal off services and drainage connections. Remove existing sanitary fittings and clear from site.		

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17. FITTINGS CHILL OUT / ACTIVITY ROOM GF8 **17.1.** Existing wall storage cupboards are to be carefully removed, set aside, and re-fixed in the new first floor Youth Centre Store. Allow for any making good required due to moving. **Fittings to be robust units to BS6222 from Howdens.** Supply and fit:- **17.2**. 4350mm length of 600mm x40mm laminate finished roll edge worktop, Fitted in 'L' shape with silicone sealed joint as shown on drwg M101002 / WD2. Worktop corner to be supported on base units, and on 50x50mm batten and chrome leg adjacent to exit door. **17.3**. 2000mm length of 600mm x40mm laminate finished worktop, cut to size into window recess, supported on 50x50mm battens, and silicone sealed against main run of worktop. **17.4.** 1no stainless steel inset sink top complete with chrome mixer tap, waste fitting, plug, chain, and trap. 40mm waste to connect into 50mm common waste run to connector on existing soil and vent pipe. **17.5.** 1 no ceramic Belfast sink to be inset and silicone sealed in worktop. Sink to be complete with chrome pillar taps, waste fitting, plug, chain, and trap. 40mm waste to connect into 50mm common waste run to connector on existing soil and vent pipe. Sink to be supported on 50x50mm timber stand within base unit **17.6.** cupboard units:- 1no 1000mm sink base unit 1no 1000mm corner base unit 1no 1000mm cupboard base unit 1no 500mm drawer base unit 1no 500mm cupboard base unit. 2no 1000mm wall storage units		

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FIRST FLOOR KITCHEN **Fittings to be robust units to BS6222 from Howdens.** **Supply and fit:-** **17.7**. Total 4200mm length of 600mm x40mm laminate finished roll edge worktop. **17.8.** 1no stainless steel inset sink top complete with chrome mixer tap, waste fitting, plug, chain, trap, and 40mm waste with anti-syphonage trap run to connect into existing svp. **17.9.** cupboard units:- 1no 1000mm sink base unit 1no 500mm drawer base unit 1no 600mm oven housing unit 2no 1000mm base storage units 2no 1000mm wall storage units **18. WALL FINISHES** MAIN HALL GF3 **18.1** Allow for 4m2 of supply and fix 150x150mm coloured ceramic wall tiles above worktop to Kitchenette area. Include for waterproof adhesive and grout, and ceramic quadrant edge trim. FEMALE TOILET GF5 **18.2** Allow for 2m2 of supply and fix 150x150mm coloured ceramic wall tiles above washbasins. Include for waterproof adhesive and grout, and ceramic quadrant edge trim. DISABLED TOILET **18.3** Allow for 2m2 of supply and fix 150x150mm coloured ceramic wall tiles to wc and washbasin areas. Include for waterproof adhesive and grout, and ceramic quadrant edge trim.		

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MALE TOILET GF13 **18.4** Allow for 10m2 of supply and fix 150x150mm coloured ceramic wall tiles to urinals and washbasin areas. Include for waterproof adhesive and grout, and ceramic quadrant edge trim. CHILL OUT / ACTIVITY ROOM GF8 **18.5** Allow for 5m2 of supply and fix 150x150mm coloured ceramic wall tiles above sinks and worktop. Include for waterproof adhesive and grout, and ceramic quadrant edge trim. FIRST FLOOR TOILET FF6 **18.6** Allow for 2m2 of supply and fix 150x150mm coloured ceramic wall tiles to wc and washbasin areas. Include for waterproof adhesive and grout, and ceramic quadrant edge trim. FIRST FLOOR KITCHEN **18.7** Allow for 4m2 of supply and fix 150x150mm coloured ceramic wall tiles above sink and worktops. Include for waterproof adhesive and grout, and ceramic quadrant edge trim. **19. FLOOR FINISHES** **To be laid by specialist contractor and to include all necessary preparation and trim in accordance with manufacturers recommendations. Colours to be selected by client.** **Carpet to be WORKSPACE LOOP 500x500mm carpet tiles from PARAGON. Tel 01709 763839** **Vinyl to be TARASAFE PLUS sheet vinyl from GERFLOR Tel 01926 622600** ENTRANCE HALL GF2 / CORRIDOR GF12 / CORRIDOR GF7 **19.1** Remove existing floor coverings and clear from site. Prepare floor as necessary and supply and lay Workspace Loop carpet tiles. MUSIC ROOM / CONTROL BOOTH **19.2** Remove existing floor coverings and clear from site. Prepare floor as necessary and supply and lay Workspace Loop carpet tiles. CHILL OUT / ACTIVITY ROOM GF8 **19.3** Remove existing floor coverings and clear from site. Prepare floor as necessary and supply and lay Tarasafe Plus sheet vinyl.		

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GROUND FLOOR OFFICE GF9 **19.4** Prepare floor as necessary and supply and lay Workspace Loop carpet tiles. MALE TOILET GF13 **19.5** Remove existing floor covering and clear from site. Prepare floor as necessary and supply and lay Tarasafe Plus sheet vinyl with coved perimeter. FEMALE TOILET / DISABLED TOILET GF5 **19.6** Remove existing floor covering and clear from site. Prepare floor as necessary and supply and lay Tarasafe Plus sheet vinyl with coved perimeter. FIRST FLOOR LANDING & FIRST FLOOR CORRIDOR FF7 **19.7** Remove existing floor coverings and clear from site. Prepare floor as necessary and supply and lay Workspace Loop carpet tiles. FIRST FLOOR TOILET FF6 **19.8** Remove existing floor covering and clear from site. Prepare floor as necessary and supply and lay Tarasafe Plus sheet vinyl with coved perimeter. FIRST FLOOR STORE FF6 **19.9** Remove existing floor covering and clear from site. Prepare floor as necessary and supply and lay Tarasafe Plus sheet vinyl. FIRST FLOOR KITCHEN FF8 **19.10** Remove existing floor covering and clear from site. Prepare floor as necessary and supply and lay Tarasafe Plus sheet vinyl. FIRST FLOOR YOUTH CENTRE STORE FF8 **19.11** Remove existing floor covering and clear from site. Prepare floor as necessary and supply and lay Tarasafe Plus sheet vinyl. FIRST FLOOR OFFICE FF2/3		

SECTION 2 – BUILDING SPECIFICATION	£	p
19.12 Remove existing floor coverings and clear from site. Prepare floor as necessary and supply and lay Workspace Loop carpet tiles. FIRST FLOOR MEETING ROOM 2 FF5 **19.13** Remove existing floor covering and clear from site. Prepare floor as necessary and supply and lay Tarasafe Plus sheet vinyl. FIRST FLOOR CLEANERS STORE **19.14** Remove existing floor covering and clear from site. Prepare floor as necessary and supply and lay Tarasafe Plus sheet vinyl. **20. DECORATION** **Colours to be selected by client** **20.1** Make good and prepare wall surfaces and cornices to include all necessary stripping and filling. Decorate with 2 coats Dulux Endurance Matt emulsion to the following areas:-. ENTRANCE HALL GF2 / CORRIDOR GF12 / CORRIDOR GF7 MUSIC ROOM & CONTROL BOOTH GF14 MALE TOILET GF13 MAIN HALL GF3 FEMALE / DISABLED TOILET GF5 CHILL OUT / ACTIVITY ROOM GF8 GROUND FLOOR REAR OFFICE AND LOBBY GF9 STAIRWELL GF11 / STAIRCASE FIRST FLOOR LANDING FF1 AND CORRIDOR FF7 FIRST FLOOR OFFICE FF2/3 MEETING ROOM 1 FF4 MEETING ROOM 2 FF5 FIRST FLOOR TOILET AND STORE FF6 KITCHEN FF6		

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YOUTH CENTRE STORE FF8 FIRST FLOOR CLEANERS STORE **20.2** Decorate new ceilings with 2coats white Dulux Endurance Matt emulsion to the following areas:- CORRIDOR GF12 MALE TOILET GF13 YOUTH CENTRE STORE FF8 **20.3** Allow to make good and decorate existing ceilings where affected by alterations and new partitions. **20.4** Make good and prepare all new and existing skirtings, door frames, and architraves to include all necessary stripping and filling. Decorate with Dulux primer, undercoat and gloss. **21. PLATFORM LIFT** **21.1 Standard of Works** All works shall be carried out and conform to the latest version of: a) ISO 9386-1 b) BS EN 81 c) BS 5665 d) BS 8486 e) BS 6440 f) Part M of the building regulations These are the minimum acceptable standards. **21.2 Scope of Works** The works generally comprise of: Provision of a vertical platform lift to be carried out by a specialist Lift S ub-contractor as detailed in the specification and drawings. Suitable contractors who may be able to assist are: Platform Lift Solutions – tel. 01429 426222 Terry Group – tel. 01565 650376 Bay Lift Services Limited – tel. 01769 573299		

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21.3 Builders Work All builders work will be carried out by the Main Contractor, but the Lift Sub-Contractor shall assist in the preparation of builders work drawings to ensure that the work is carried out to meet the requirements for the complete installation. If due to the negligence of, or inaccurate information being supplied by the Lift Sub-Contractor; excessive or abortive cutting and making good has to be carried out by the Main Contractor, then all the extra costs incurred shall be borne by the Lift Sub-Contractor. **21.4 Maintenance and Breakdowns** The Lift Sub-Contractor shall fully maintain the lift free of charge for a period of 12 months from the date of issue of the contract Completion Certificate. (Note: This certificate will not be issued by the Contract Administrator until the building is considered to be practically complete and in a state ready for handover to Client). Maintenance of the lift shall be carried out bi-annually and shall include the cleaning, oiling and adjustments of all parts of the lift, accessories and control systems. All portions of floors and wall adjacent to the lift gear, including the lift pit, to be kept clear of grease and rubbish. During this period the Lift-Subcontractor shall make good or replace at his own expense any part that shall be found defective or showing signs of weakness or undue wear in consequence of faulty design, workmanship or material. A report in duplicate of each visit shall be submitted to the Contract Administrator within three days of visit. During the twelve months maintenance period the Lift Sub-Contractor shall in addition to carrying out routine maintenance works also allow for the answering of all breakdown calls at any time of the day or night by sending a competent Engineer to site. In addition to normal weekdays, this period of breakdown cover shall also be available at weekends; Bank Holidays and all other statutory holiday periods. **21.5 Inspection of Materials** The Contract Administrator shall have the right to inspect any parts of the equipment for the lift during manufacture or be able to visit a similar installation completed by the Tenderer in the immediate past.		

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21.6 Drawings

The drawings referred to in the drawing schedule may be necessarily approximate, supplied for tendering purposes only.

The Lift Sub-Contractor shall be responsible for preparing accurate dimensioned drawings produced from the latest Main Contractors drawings. Actual site dimensions shall be used where these are available.

At least one month before work commences on site the Lift Sub-Contractor shall prepare and submit two copies of the following drawings (where and if appropriate) to the Contract Administrator for comment:

a) A complete set of drawings, including all necessary builders work requirements. Builders work details must be co-ordinated with the drawings programme of the Contract Administrator and Structural Engineer and also the Main Contractors programme of work.

b) General arrangements, including all steelwork to be installed in the lift shaft with dead loads on any beams and structures.

c) Details of platform with suspension and drive.

d) Safety appliances.

e) Arrangements of lift and apparatus in shaft.

f) Details of control panel.

g) Details of components and positions such as guide fixings, buffers, landing call buttons, ram, etc.

h) Wiring diagram for complete lift prepared for easy reading, with circuits clearly arranged with full nomenclature of terminals, switches, contractors, etc., corresponding to labels fixed to the control panels.

The lift Sub-Contractor is to allow for the supply and issue of three prints of each drawing for distribution as directed by the Contract Administrator. The Lift Sub-Contractor shall be responsible for any error, discrepancy or omission contained on any drawing prepared by him whether or not such drawing has been previously submitted to the Contract Administrator.

When preparing working drawings the Lift Sub-Contractor will be responsible for obtaining all necessary information direct from the Main Contractor's drawings held on site. One set of drawings hall be kept in the Lift Sub-Contractor's site office at all times and any variation or amendments must be marked on the drawings immediately they are

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executed and shall be available for inspection during the progress of the works.

2.7 Record Drawings

On completion of the contract, the Lift Sub-Contractor shall provide for record purposes, to the Contract Administrator a complete set of drawings, which shall be in the form of plastic negatives, or CADs in either of two formats – "*DWG" or "*DXF".

The record drawings shall show the full and accurate details of the installed positions of service apparatus and equipment together with the routing and identification of the service circuits.

The Lift Sub-Contractor shall also supply to the Contract Administrator two sets of operation and maintenance manuals in a neat and correct manner, being A4 size booklet form for insertion in still cover and the format of each manual shall be generally as the following sections:

(a) General and technical description giving operation and safety precautions.

(b) Detailed breakdown of plant showing reference to plant numbers.

(c) Maintenance and lubrication schedules, on a daily/weekly/monthly basis, together with the fault finding techniques.

(d) Manufacturer's literature including certified manufacturing drawings.

(e) Schedule of component manufacturers indicating addresses and telephone numbers.

(f) Schedule of plant numbers.

(g) Schedule of recommended spares.

(h) Certificates of test and examination for Wheelchair platforms.

(i) A set of record drawings in paper print format and folded to A4 size.

The covers for the manuals shall be provided by the Lift Sub-Contractor and are to be suitable for papers with 4 No. holes punched at 80mm spacing.

In order to give protection during usage by operatives each pair of pages, manufacturer's leaflets and drawings are to be contained in A4 size PVC envelopes, provided by the Lift Sub-Contractor.

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On completion of the work the Lift Sub-Contractor shall hand over to the Contract Administrator the requisite number of sets of record drawings and operating and maintenance manuals, and the works will not be accepted as complete until these documents have been submitted and approved. **2.8 Signage** Provide and install all appropriate signage for control panels and safe usage, etc. **2.9 Electrical Installation** The Electrical Sub-Contractor shall provide and install the lift supply. The electric lift supply shall be of the 20A single phase type and shall terminate in a lockable isolator ready for extension by the Lift Sub-Contractor. All other electrical services directly associated with the actual lift installation, including the fixing of the lift control panel, shall be provided, installed and commissioned by the Lift Sub-Contractor. All permanently fixed wiring within the lift shaft shall be enclosed within earthed metalwork in the form of heavy gauge galvanised metal conduits and trunking complying with all relevant and current British Standards and Codes of Practice. All necessary fittings; close fittings and securely fixed lids; clips; etc. shall be allowed for. Under no circumstances will the practice of installing unprotected wiring be allowed. Wall mounted control panels shall be as a minimum requirement be securely fixed to the building structure at each corner point in order to prevent undue movement and distortion of the panel enclose (i.e. 4 No. fixings minimum) however, the actual number to be finally installed will be dependent upon panel size and weight. **21.10 Testing, Commissioning and Site Witnessed Test** Upon completion of the lift installation, the Lift Sub-Contractor shall fully test and commission the lift to his own satisfaction. The Main Contractor is liaison with the Lift Sub-Contractor shall make all arrangements for the inspection and demonstration of the performance of the lift to the Contract Administrator. However, should the lift prove unsatisfactory by the Contract Administrator then the Lift Sub-Contractor shall carry out all works and cover all costs to provide a satisfactory lift. Upon completion of these further works, the Main Contractor in liaison with the Sub-Contractor shall be responsible for making all arrangements for the re-inspection and demonstration of the lift to the interested parties above. These subsequent visits will be chargeable and the Main/Sub-Contractor will be responsible for covering all costs for these subsequent visits.		

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21.11 Instructions in Use The Lift Sub-Contractor shall allow for the lift manufacturer to provide adequate instruction on the routine operation and use of the lift and also its emergency winding gear, etc. This shall be given to a designated representative of the Client. The length of time required for instruction will vary according to complexity of the installation but in any event it will not be less than half of one working day. 7 days prior notification shall be given to Contract/Administrator/Clients Representative. **21.12 Positioning of Equipment** The Lift-Contractor shall ensure that all items of equipment are off-loaded and positioned whilst sufficient access to the area(s) is available. Any costs incurred in dismantling/re-erection of equipment due to late arrival of the equipment shall be borne by the Lift Sub-Contractor if the cause for delay is attributable to him. **21.13 Liaison** Before commencing work in any area the Lift Sub-Contractor shall liaise fully with the Main Contractor and all other Sub-Contractors to fully ascertain positions, heights and location of all other services, equipment, apparatus, furniture and building elements so as to ensure that there will be no clashing with the positions of any part of the lift installation. In the event of any clashing the Lift Sub-Contractor must inform the Contract Administrator via the Main Contractor, before carrying out any installation works, of any problem so that the necessary design decision can be made. Failure to carry out this liaison which results in additional works being needed and which could have been avoided will constitute grounds for a claim for additional works by the Lift Sub-Contractor. **21.14 Schedule of Requirements** The vertical platform lift shall comply with the minimum following requirements:		

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Travel:	Up to 5m
Rated Load:	400kg
Rated Speed:	0.08m/s
Platform Size:	1400mm long x 900mm wide
Enclosure Size:	Minimum required for shaft size
Appature/Pit:	1550mm long x 1200mm wide
Floor Recess:	85mm (if required)
Enclosure Height:	Minimum required for length of travel
Platform Floor Material:	Slip resistant
Drive Type:	Direct acting hydraulic
Power Requirements	230V 20A
Landing Controls:	Flush tactile buttons at each landing including voice synthesiser and dot matrix indicators
Platform Console	Constant pressure “down” floor designation including emergency stop and alarm buttons on an illuminated platform console with voice synthesiser and dot matrix indicator
Doors:	Self closing hinged steel doors with double glass panels
Enclosure:	Self closing hinged steel doors with double glass panels
Safety Features:	Battery back alarm High pressure release valve Safety edge to perimeter Electrically and mechanically interlocked doors Battery powered emergency lowering Overload indicator and audible alarm 3 hour maintained emergency light at top of shaft min. 100 lux during normal operation
Finishes:	Door RAL 5012 Enclosure and car RAL 1015 Ironmongery in anodised aluminium Floor RAL 9011 Mirror on rear wall 1200mm x 900mm mounted at high level

Other equivalent colour finishes may be agreed with the CA and the interested parties. The CA will be the final arbiter in this matter and where agreement is not reached the colours as specified shall apply.

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22. PROVISIONAL SUMS FEATURES Allow the provisional sum of **£ 7,500 (seven thousand five hundred pounds)** for fixing new and set aside decorative skirtings, architraves, and cornices to match original features SHELVING Allow the provisional sum **of £ 1,500 (one thousand five hundred pounds**) for shelving to include Office and Cleaner' Store BOXING Allow the provisional sum of **£1,000 (one thousand pounds)** for boxing to services pipework and wiring. ATTIC DORMER WINDOW Allow the provisional sum of **£500 (five hundred pounds)** for internal repairs to damaged attic dormer windows LOFT INSULATION Allow the provisional sum of **£1,000 (one thousand pounds)** for additional loft insulation. **23. CONTINGENCY** The contingency sum of **£ 17,500 (seventeen thousand five hundred pounds)** for unforeseen building works		